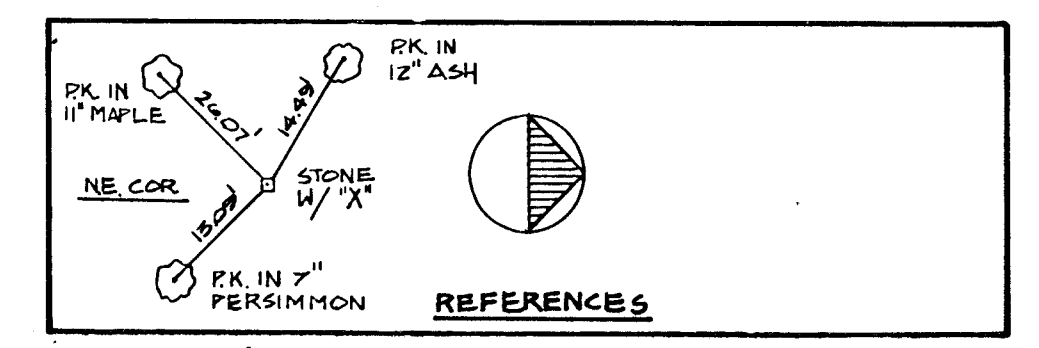
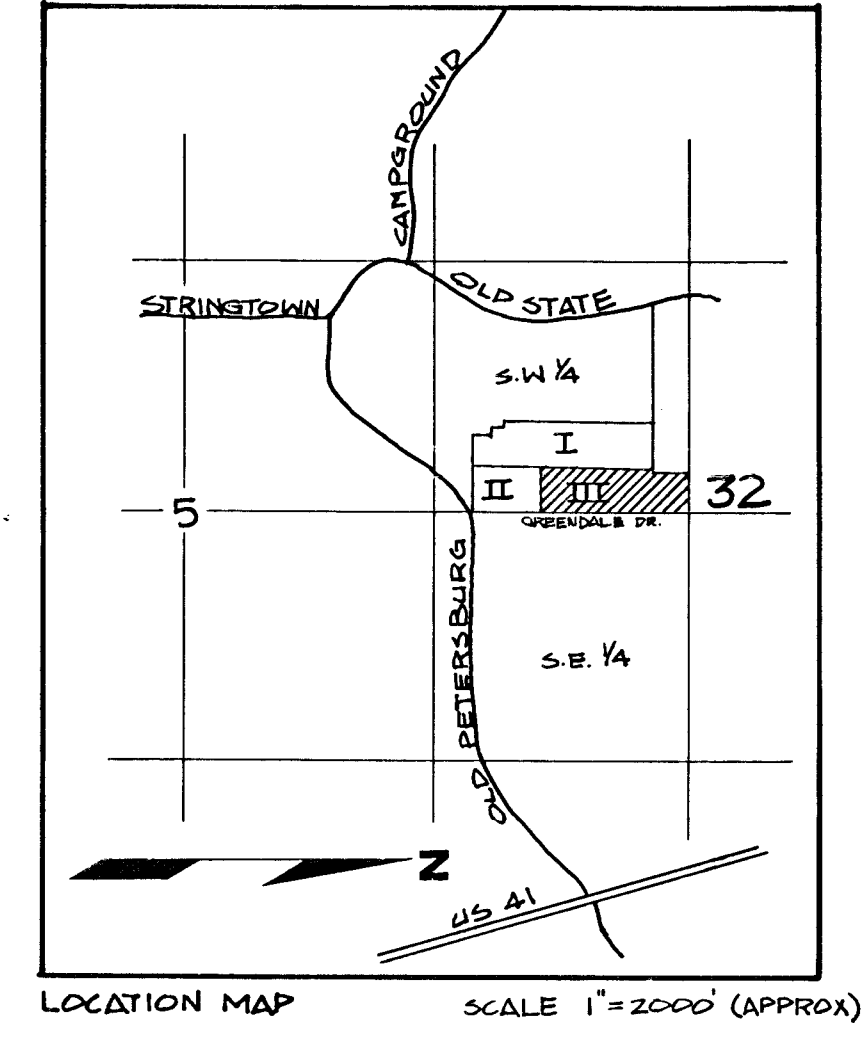
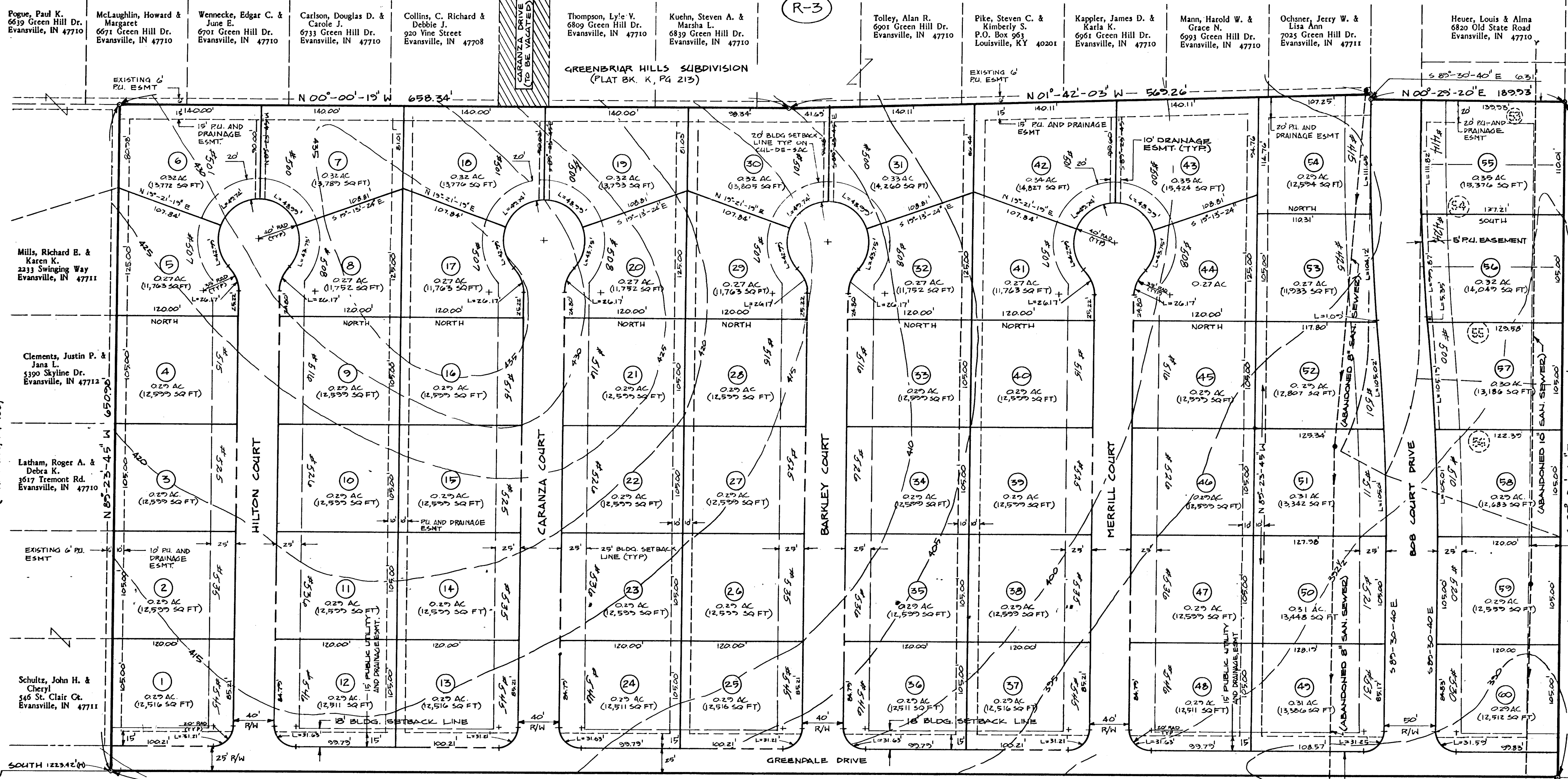


# 87-14918

# GREENBRIAR HILLS SECTION III

## PART OF THE SW 1/4 SEC 32-5-10 AND REPLAT OF PART OF LOT 53 AND LOTS 54 THRU 56 IN SHADY HILLS NO. 4



**OWNER(S) CERTIFICATE**

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as GREENBRIAR HILLS SECTION III. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

GREENBRIAR DEVELOPMENT CORP.  
*Marvin Huff* MARVIN HUFF, JR.  
*Harry J. Hanft* HARRY J. HANFT  
*John D. Wells* JOHN D. WELLS  
*J.R. Elpers* J.R. ELPERS

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MARCH 4, 1987.

*Richard H. Bauer, Jr.* President  
*Barbara L. Cunningham* Director  
 Plat Release Date JUNE 11, 1987  
*Barbara L. Cunningham* Director

**NOTARY CERTIFICATE**

STATE OF INDIANA )  
 COUNTY OF VANDERBURGH ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 8th day of June, 1987.

*Serry A. Campbell*  
 Notary Public  
 My Commission Expires: 2-10-89  
 Notary Resides in Vanderburgh County, Indiana  
 Typed or Printed Name Terry A. Campbell



STONE (FND) SE COR SW 1/4 SEC 32-5-10	J. Q. Morley Constr. 7000 Old State Rd. Evansville, IN 47710	Old Petersburg Corp. 7000 E. Sycamore Evansville, IN 47715	Old Petersburg Corp.	Livingston, Charles M. & Carol A. 6931 Greendale Dr. Evansville, IN 47711	Old Petersburg Corp.	Ervin, Jack W. III & Elsie Marie 5720 Stringtown Rd. Evansville, IN 47711	Bernice Phillips c/o Linda Knight 2724 Stringtown Rd-Apt. A Evansville, IN 47710	Old Petersburg Corp.	Old Petersburg Corp.	Old Petersburg Corp.	Old Petersburg Corp.	Old Petersburg Corp.	Old Petersburg Corp.	Old Petersburg Corp.	Mayer, Michael G. & Darlene L. 700 Bonnie View Dr Evansville, IN 47715	Dunnigan, Larry E. Dunnigan, Sharon S. Dunnigan, Kenneth J. 1201 Buena Vista Evansville, IN 47710
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**BOUNDARY DESCRIPTION**

Part of the Southwest Quarter of Section 32, Township 5 South, Range 10 West, Vanderburgh County, Indiana; and Lots 56, 55, 54 and part of Lot 53 in Shady Hills Subdivision No. 4 as recorded in Plat Book K, page 156 in the office of the Recorder of Vanderburgh County, Indiana, all being more particularly described as follows:

Beginning at a stone at the northeast corner of said quarter section; thence south (assumed bearing) along the east line of said quarter section a distance of 1418.45 feet to the northeast corner of Greenbriar Hills Section II as recorded in Plat Book M, Page 186 in the office of the Recorder of Vanderburgh County, Indiana; thence north 89 degrees 23 minutes 45 seconds west along the north line of Greenbriar Hills Section II a distance of 650.98 feet to the northwest corner of Greenbriar Hills Section II; thence north 00 degrees 00 minutes 19 seconds west along the east line of Greenbriar Hills as recorded in Plat Book K, Page 213 in the office of the Recorder of Vanderburgh County, Indiana, a distance of 658.34 feet; thence north 01 degrees 42 minutes 03 seconds west, also along the east line of Greenbriar Hills a distance of 569.26 feet to the northeast corner of Greenbriar Hills; thence south 89 degrees 30 minutes 40 seconds east along the south right-of-way line of Bob Court Drive a distance of 6.31 feet; thence north 00 degrees 29 minutes 20 seconds east a distance of 189.92 feet to a point on the north line of said quarter section, said point also being on the north line of Lot 53 in Shady Hills Subdivision No. 4, 61.50 feet west of the east line of said Lot 53; thence south 89 degrees 30 minutes 40 seconds east along the north line of said quarter section 660.00 feet to the place of beginning, containing 21.34 acres.

**OLD PETERSBURG PLACE**  
(PLAT BK. M, PG. 182)

Subject to building and use restrictions pertaining to said real estate, including, but not limited to, the provisions of judgement entry dated May 6, 1974 in the Vanderburgh Superior Court in Cause Number 73-CIV-479, as reflected in Superior Court Order Book 92, at page 26 in the office of the Clerk of Vanderburgh County, Indiana.

I, James Q. Morley, a registered land surveyor licensed in compliance with the laws of the State of Indiana, do hereby certify that this plat correctly represents a true and accurate survey completed under my direct supervision on January 22, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

*James Q. Morley*  
 James Q. Morley, L.S.  
 Indiana Registration No. 12629  
 January 26, 1987

**RECEIVED FOR RECORD**  
 at 3:26 P.M.  
 on JUNE 11, 1987  
 Plat Book K  
 Page 93  
 BOB STEELE, RECORDER  
 VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION  
 JUN 11 1987 4332  
*Don Hanley*  
 AUDITOR

STATE OF INDIANA  
 JAMES Q. MORLEY  
 REGISTERED  
 No. 12629  
 LAND SURVEYOR

**GENERAL NOTES**

**Zoning:** This subdivision is zoned R-3; all adjacent property is currently zoned as marked.

**Flood Plain Data:** Per F.L.R.M., Vanderburgh County, Indiana, Panel No. 180256 0025 B dated March 19, 1982, none of the proposed subdivision is within the designated 100 year flood zone.

**Minimum First Floor Elevation:** First floor grades shall be a minimum of 1'-4" feet above the top of the curb if the lawn drains across the curb, or 1'-3" above the high point of a drainage swale around the house.

**Temporary Erosion Control (during construction):**

- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat within 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Erosion Control for Ditches:**
- Slopes of 0%-3% shall be mulched and seeded within 45 days of disturbance.
- Slopes of 3%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Sewer, water, telephone, and electric are available at the site.

**Public Utility and Drainage Easements:**

Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.

Road Grades: Maximum road grades will not exceed 7%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

**REVERSE CURVE DATA**

$\Delta$	= 05°-22'-22"
R	= 2276.00'
T	= 106.79'
L	= 213.43'

SCALE: 1"=60'

**STORM DRAINAGE PLANS**  
 HAVE BEEN APPROVED BY  
 THE VANDERBURGH COUNTY  
 DRAINAGE BOARD ON:  
1-23-87  
 (DATE)

**PRELIMINARY ROAD CONSTRUCTION**  
 PLANS HAVE BEEN APPROVED BY THE  
 VANDERBURGH COUNTY COMMISSIONERS  
 ON:  
5/4/87  
 (DATE)

Lot 60 is designated as a site for a temporary sediment control basin. This basin shall not be removed and Lot 60 shall not be developed until 90% of the lots in Section III have been developed.